

RE AVAILABLE DUE TO  
LAST MINUTE ABORTIVE  
NEGOTIATIONS

GROUND FLOOR SHOP  
TO RENT

188 FORE STREET  
EDMONTON  
N18 2JB

Up to  
1,541 sq.ft. (143.16 sq.m.) GIA

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

## Location

The property is located in a bustling position on A1010 Fore Street, Upper Edmonton close to the junction with Raynham Road and moments from the A406 North Circular Road junction.

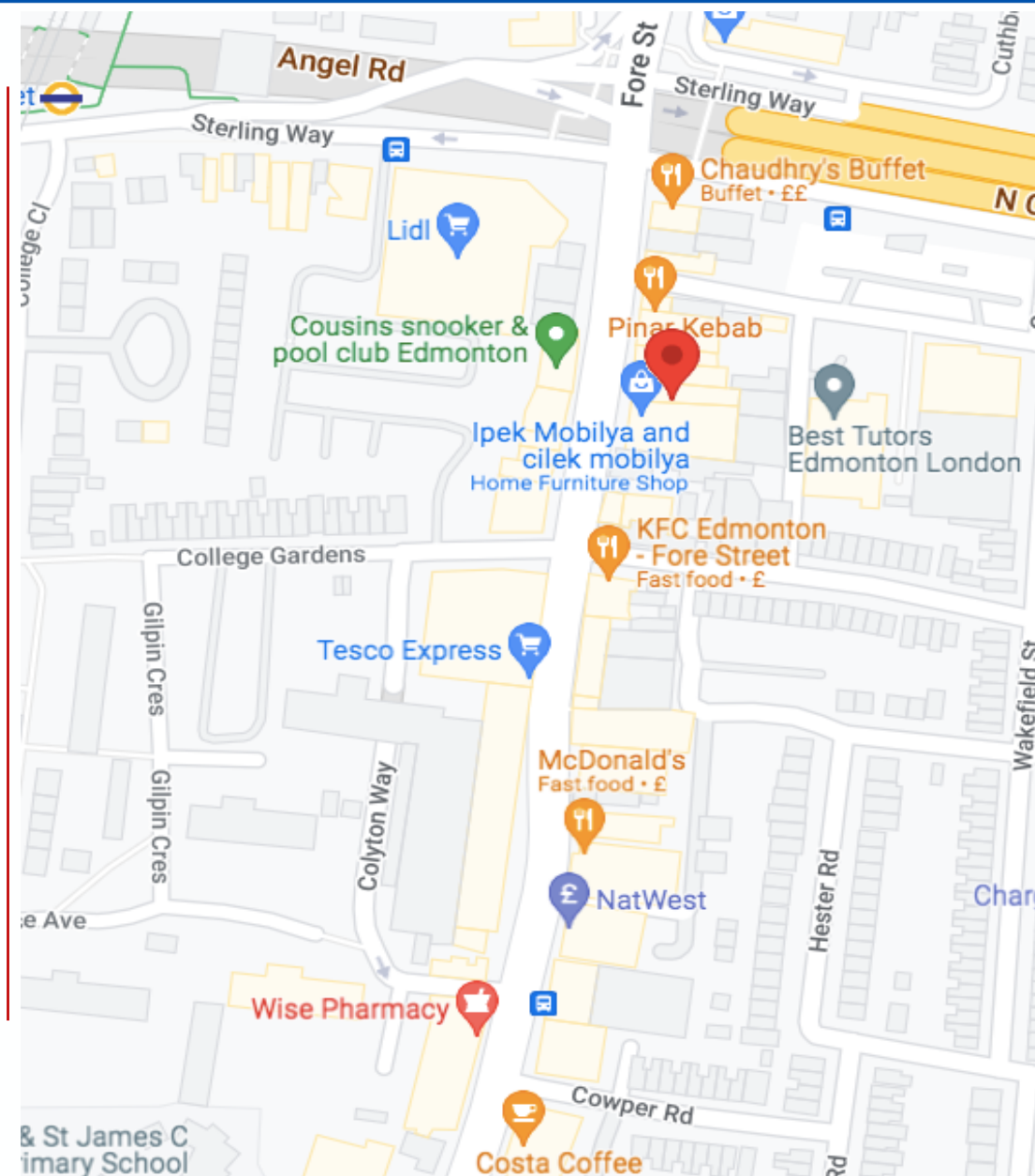
This is an extremely busy and vibrant location with nearby occupiers including Santander bank, Subway, Pizza Hut, Co-operative funeralcare, Nationwide, Tesco Express, McDonalds, Paddy Power, KFC and Poundstretcher amongst others as well as a host of independent shops, coffee shops and restaurants.

Silver Street overground station Zone 3 is the nearest station offering direct access to Liverpool Street (approximately 25 minutes) and Oxford Circus (approximately 33 minutes via Seven Sisters Station).

There are also numerous bus routes that pass along Fore Street as follows:

- 149 – Edmonton to London Bridge
- 259 – Edmonton Green to Kings Cross Road/Pentonville Road
- 279 – Waltham Cross to Manor House
- 349 – Homerton to Stoke Newington
- N279 - Waltham Cross to Trafalgar Square/Charing Cross

\* Information provided via TfL website.



## Accommodation

Available accommodation comprises of a ground floor lock up shop divided into various open plan and partitioned areas as shown in blue on the attached plan.

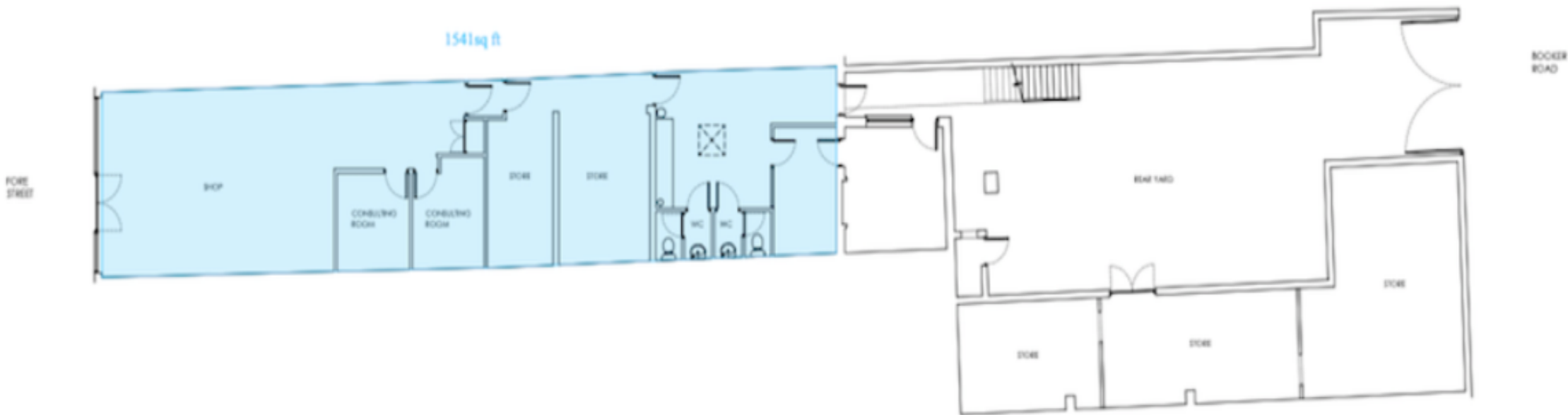
Pedestrian access for deliveries is provided via a secure yard at the rear.

The premises are generally in need of redecoration with the demised area having a maximum approximate floor area of up to 1,541 sq.ft. (143.16 sq.m.).

Floor areas provided by Landlord. Interested parties are advised to satisfy themselves in this regard.



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY



## Terms

### Tenure

Leasehold.

The premises are available by way of a new effective Full Repairing & Insuring lease directly from the Freeholder for a term to be agreed subject to periodic rent reviews.

### Rent

Upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Use

We understand the lawful use is Class E as defined by the Use Classes Order (As amended) meaning the premises may be used for most commercial operations.

Alternative uses outside of Class E would be considered by the Freeholder.

### Business rates

To be assessed.

### Services/Utilities

Reference to all/any services, utilities or F & F in these particulars does not imply they are in full and efficient working order.

## Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

### Legal costs

Ingoing Tenant to be responsible for both parties reasonable legal costs incurred in this transaction.

### EPC

An EPC will be available shortly.

### Viewing

Strictly by prior arrangement via sole agents:

ADAM STEIN & CO

www.adamsteinandco.co.uk

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